

APPENDIX D: SUMMARY OF INCENTIVE ZONING PROPOSALS

SUMMARY OF INCENTIVE ZONING PROVISIONS IN SOUTH DOWNTOWN

Several different sections of the Seattle Land Use Code address development above base development capacity in South Downtown. The following sections of the Land Use Code are proposed to apply in South Downtown zones.

Chapter 23.49 Downtown Zoning

23.49.008 Structure Height	Includes provisions relating to base and maximum structure height in downtown zones. Height provisions for PSM, IDM and IDR zones are found in Sections 23.49.178, 23.49.208, and 23.49.236, respectively.
23.49.011 Floor Area Ratio	Identifies base and maximum FAR for nonresidential development in downtown zones, including methods to exceed base FAR.
23.49.013 Bonus floor area for amenities	Identifies downtown amenity programs.
23.49.014 Transfer of development rights (TDR)	Contains provisions relating to TDR programs and zones where TDR provisions may apply.

Chapter 23.58A Incentive Zoning Subchapter I (General Provisions)

23.58A.002 through 23.58A.008	Adopted in December 2008, these sections contain general provisions for Subchapter I
-------------------------------	--

Chapter 23.58A Incentive Zoning Subchapter II (Extra Residential Floor Area)

Sections 23.58A.008 through 23.58A .014	Adopted in December 2008, these sections contain provisions relating to affordable workforce housing incentive zoning programs for extra residential floor area.
23.58A.016 Extra residential floor area for amenities	Contains provisions for open space amenities.
23.58A.018 Transfer of residential development potential	Proposed new section that contains provisions relating to transfer of development potential (TDP).

Chapter 23.58A Incentive Zoning Subchapter III (Extra Non-residential Floor Area)

23.58A.020 Scope of subchapter	Proposed new section that identifies the scope of subchapter III
23.58A.022 Methods to achieve extra non-residential floor area	Proposed new section
23.58A.024 Bonus nonresidential floor area for affordable housing and child care	Proposed new section

Chapter 23.50 Industrial Zones

23.50.028 Floor Area Ratio	Identifies base and maximum FAR for the IC zones within the South Downtown study area (outside of the Downtown Urban Center)
23.50.033 Extra floor area in IC 65-160 and IC 85-160 zones	New section that identifies methods to achieve extra floor area in IC zones
23.50.053 Transfer of development rights within the IC 65-160 and IC 85-160 zones	

Programs for achieving extra floor area above base development capacity vary slightly in their application to different development types. Where residential uses are not allowed, housing would be provided off-site, through payment-in-lieu or in the form of housing TDR. Proposed non-housing TDR and TDP options include South Downtown Historic TDR/TDP and Open Space TDR/TDP.